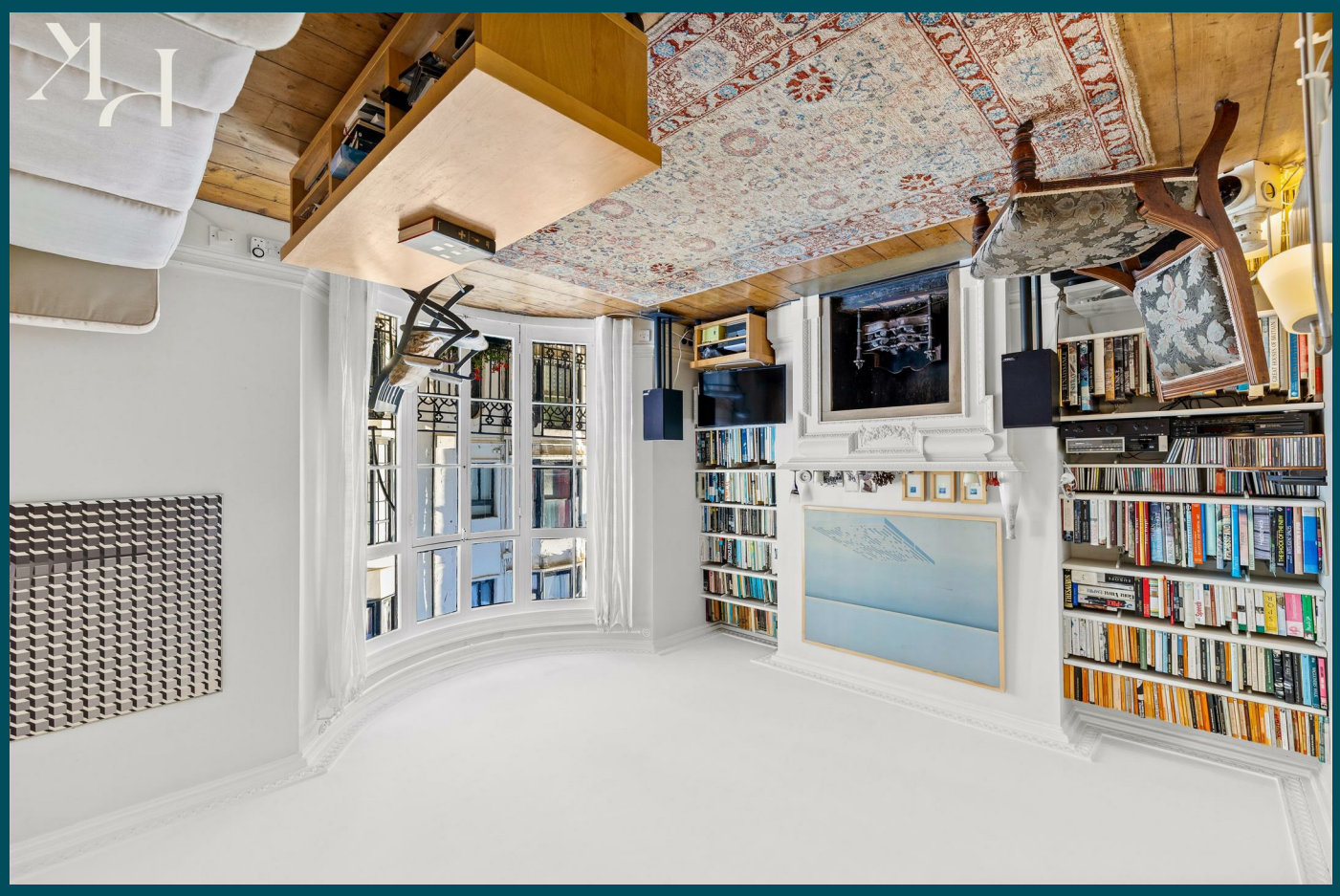


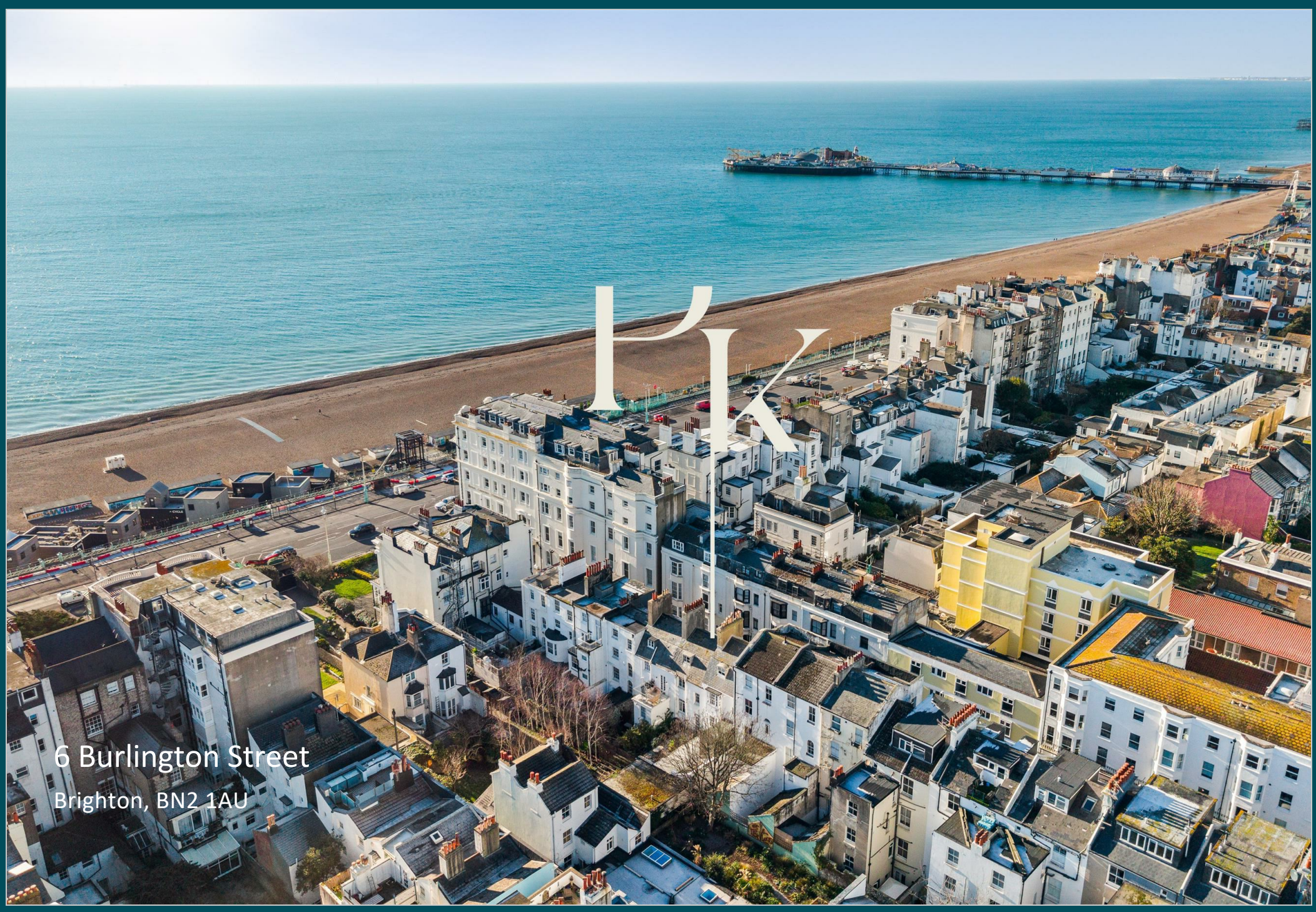












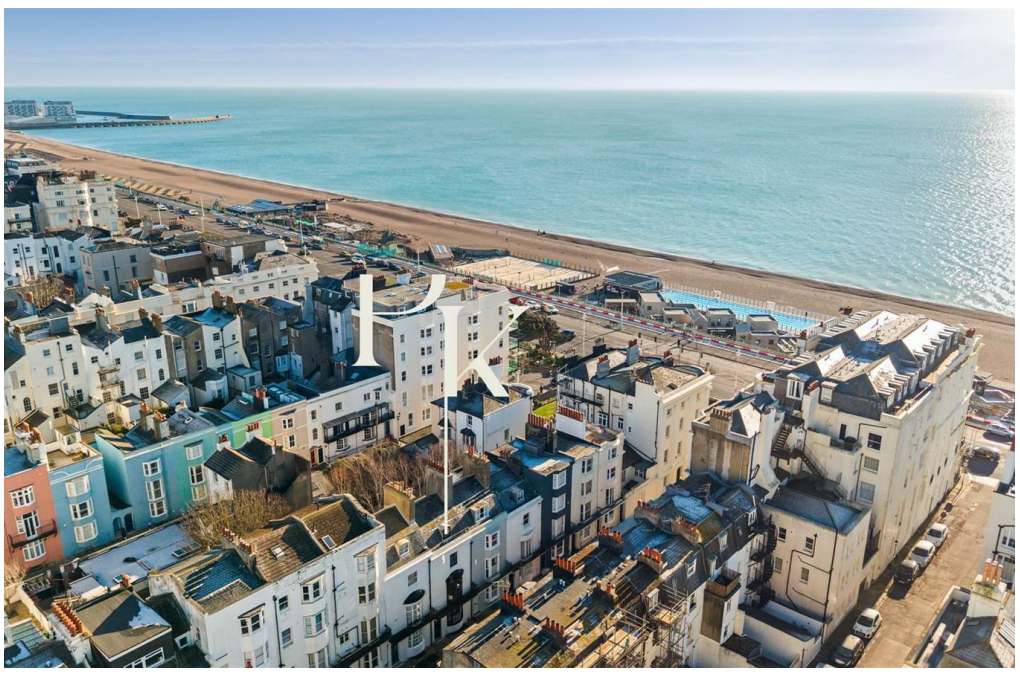
111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

6 Burlington Street

Brighton, BN2 1AU

Offers Over Asking price £875,000





Set just moments from the seafront in the heart of Kemp Town, this exceptional Grade II listed Regency townhouse is an extraordinarily rare offering, rich in history and original detail, and extending to approximately 1,925 sq ft of beautifully arranged accommodation.

Positioned between Brighton Pier and the Marina, and tucked away on the highly regarded Burlington Street, the house enjoys an enviable coastal setting while remaining within easy reach of Kemp Town Village, the city centre and the newly regenerated seafront amenities.

Arranged over five floors, the property offers six bedrooms, three bathrooms, and a wealth of versatile living space, complemented by a patio, balcony and roof terrace, several of which enjoy open views towards the sea. Throughout the house, original Regency features have been carefully preserved and restored, including cast-iron balcony railings and supports, elegant bow windows, moulded decorative cornicing, exposed timber floorboards, panelled doors and beautifully curved staircase handrails. Many of the original window frames and floorboards remain intact and have been sensitively refurbished by the current owner.

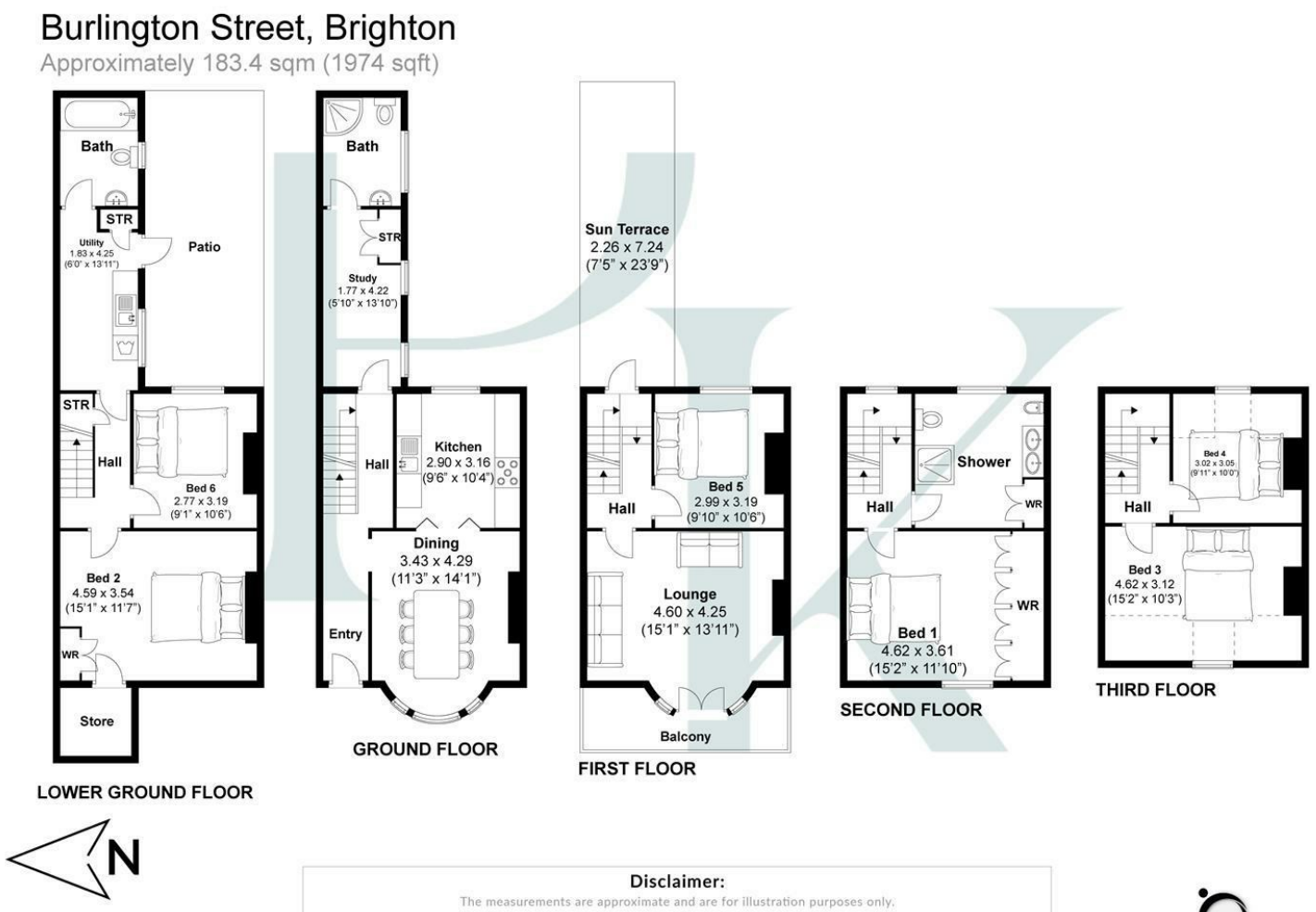
The ground floor is particularly well suited to entertaining, centred around a light and spacious kitchen and dining room. The kitchen is fitted with integrated appliances and enjoys views over the patio through a large sash window. The dining room can be separated via original folding wooden doors and comfortably accommodates a family-sized table, while the original fireplace offers the potential to create a wonderfully welcoming winter room. To the rear is a generous cloakroom, which could alternatively be used as a snug, alongside a shower room.

The lower ground floor provides highly flexible accommodation, currently arranged as two bedrooms. The front bedroom has recently undergone damp proofing and leads to a vaulted storage area, while the rear bedroom opens onto the enclosed patio. This level also includes a utility room and a bathroom. The patio itself is bordered by painted flint walls, offering privacy and a tranquil outdoor retreat. Subject to any necessary consents, this floor could easily be adapted to form a self-contained living space or a more informal family kitchen area.

On the first floor, the elegant living room sits to the front of the house, featuring wooden flooring, fitted shelving and a fireplace. The bow window opens onto the balcony, providing a glimpse towards the sea. A further bedroom to the rear overlooks the patio, while the rear landing leads out onto an unusually large roof terrace with views across neighbouring gardens and towards the coastline, an exceptional alfresco space rarely found this close to the seafront.

The second floor hosts the principal bedroom, a generous room with extensive floor-to-ceiling storage and ample space for additional furniture. To the rear is a stylish bathroom with double wash basins and a large walk-in shower. The third floor completes the accommodation with two further bedrooms, ideal for family use, guests or home working.

Burlington Street sits at the very heart of Kemp Town Village, renowned for its independent shops, cafes and vibrant community feel. The Royal Sussex County Hospital is within comfortable walking distance, while the rejuvenated seafront offers attractions such as Sea Lanes, Soho House Brighton, The Reading Room and a scenic promenade stretching along the beach.



Pearson Keehan